TRUSTEE'S DEED AND QUITCLAIM BILL OF SALE

Address New Owner:	Send Tax Bills to:	Map-Parcel Number
The Bank of Nashville 401 Church Street Nashville, TN 37219	NEW OWNER	108-52
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, James M. Fischer, Jr. and wife, Charlotte Fischer, by Deed of Trust, Assignment of Leases and Security Agreement (the "Deed of Trust") dated January 8, 1990, transferred and conveyed to Patrick L. Alexander, Trustee ("Trustee"), the property described in Exhibit A hereto (the "Property") (the Deed of Trust being of record in Book 8022, page 544, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said appointment of Successor Trustee being of record in Book 8920, page 887, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), on Friday, May 21, 1993, at the Davidson County Courthouse, in Nashville, Tennessee when and where The Bank of Nashville ("Grantee"), became the last and highest bidder for cash at the price of Three Hundred Twenty-Five Thousand and No/100 Dollars ($325,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

The Successor Trustee, in his capacity as such and not otherwise, hereby further conveys to the Grantee the following described personal property in as full and complete manner

as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same:

> All of the rights of James M. Fischer, Jr. and wife, Charlotte Fischer, ("Grantors") if any, in personal property located on or used in the operation of the above-described real property including, but not limited to, all fixtures and personal property presently or hereafter owned by Grantors and located on or acquired for installation on or used in the operation of the Property, including, but not limited to, all construction materials, goods, equipment, inventory, and fixtures, and all accessions, additions and replacements thereof and all presently owned and hereafter acquired contract rights, accounts and general intangibles pertaining to the Property or Grantors' operation of an enterprise thereon (including, without limitation, Grantors' rights under any maintenance or management contract(s) and the right to use any name associated with the Property), together with all products and proceeds of the foregoing, including insurance proceeds.
>
> The personal property described above is hereafter referred to as the "Personalty"

The Successor Trustee, in his capacity as such and not otherwise, warrants the title to the Personalty to the Grantee and Grantee's successors and assigns, only against the lawful claims of all persons claiming by, through or under him. The Personalty is sold "as is" and the Successor Trustee does not make any warranty as to the quality or quantity thereof. WITHOUT LIMITING THE FOREGOING, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IS HEREBY DISCLAIMED.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Permanent Easement for Roadway Purposes and Temporary Construction Easement of record in Book 8239, page 519, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6435, page 189, said Register's Office.

4. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

Words used herein indicating number or gender shall be read as context may require.

Dated this 21st day of May, 1993.

Charles S. Sanger, as
Successor Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

7519 05/26 0101 03CHECK 1227.50

Personally appeared before me, JoAnn Lampe, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of May, 1993.

JoAnn Lampe
Notary Public

My Commission Expires: 2/27/96

23619

68274/KTB
004510-040 5/21/93

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00.

Julian C. Cornett, Executive Vice President
AFFIANT

Subscribed and sworn to before me this 21 day of May, 1993.

Patricia L. Rudd
Notary Public

My Commission Expires: 9/24/94

EXHIBIT A

That certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

A certain parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the north side of Elm Hill Pike, one-half mile east of Interstate 40, being a portion of the property of James M. Fischer, Jr., of record in Book 6435, page 189, Register's Office for said County, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Elm Hill Pike, said point being 2,600 feet, more or less, easterly along said margin from the easterly margin of I-40 and being the southeast corner of David Foltz of record in Book 6208, page 406, said Register's office;

THENCE, with said Foltz and Patio Villa Subdivision, the following calls:

N. 09° 29' 50" E. 687.35 feet to a point;
N. 10° 09' 23" E. 571.66 feet to a point;
N. 10° 38' 42" E. 331.09 feet to a point;

THENCE, severing the property of James Fischer, the following calls:

S. 80° 30' 10" E. 161.79 feet to a point;
N. 71° 46' 37" E. 130.03 feet to a point;
S. 18° 13' 23" E. 464.60 feet to a point;
With a curve to the left 425.86 feet, said curve having a central angle of 61° 00'", a radius of 400.00 feet and a chord of S. 48° 43' 23" E. 406.03 feet to a point;

S. 79° 13' 23" E. 170.00 feet to a point in the westerly line of Willie Williams of record in Book 4618, page 34, said Register's Office;

THENCE, with said Williams' line, S. 10° 46' 37" W. 135.00 feet to a point in the northerly line of Geri White of record in Book 6064, page 543, said Register's Office;

THENCE, with said White line, the following calls:

N. 80° 21' 23" W. 666.49 feet to a point;
S. 09° 44' 19" W. 854.06 feet to a point in the northerly margin of Elm Hill Pike;

THENCE, with said northerly margin, N. 86° 07' 17" W. 349.91 feet to the point of beginning.

Containing 719,419 square feet or 16.52 acres, more or less, by survey of BARGE, WAGGONER, SUMNER AND CANNON, File 5432-33, dated April 17, 1989. Being part of the same property conveyed to James M. Fischer, Jr. by deed of record in Book 6435, page 189, said Register's Office.

LESS AND EXCEPT that certain tract or parcel of land which was released from the lien of the Deed of Trust by that Partial Release as to Certain Land of record in Book 8239, page 532, said Register's Office, being more particularly described as follows:

Land in Davidson County, Tennessee:

From the Point of Beginning, said point being on the existing northern right-of-way of Elm Hill Pike and also being the southwest property corner of the property belonging to James M. Fischer, Jr. and the southeast property corner of the property belonging to David C. Foltz, et ux.

Thence N 06-26' 01" E for 22.51 feet to a point on the boundary.
Thence S 89-34' 34" E for 350.50 feet to a point on the boundary.
Thence S 07-00' 40" W for 21.55 feet to a concrete monument on the existing right-of-way.
Thence N 89-44' 08" W for 350.38 feet to the Point of Beginning.
Containing 7673.30 square feet more or less.

The above describes a permanent easement for roadway purposes on the property belonging to James M. Fisher, Jr. The property is shown on the Davidson County Property Maps as map 108, parcel 52 and recorded in deed book 6435, page 189 (R.O.D.C.).

Being a portion of the property conveyed to Metropolitan Government of Nashville & Davidson County by deed from James M. Fischer, Jr., of record in Book 8239, page 519, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 8960 PAGE 334

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				MAMT 325000.00
				ERR CO
				MAMT 325000.00-
				CAMT 325000.00
				CON TX 1202.50
				PRFEE 1.00
				WDEED 24.00
				TOTAL 1227.50
				CHECK 1227.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/26/93 01 15:46 0001 7519

23619

IDENTIFICATION REFERENCE

MAY 26 3 45 PM '93

No. 655544